



Department of Health and Environmental Sciences  
STATE OF MONTANA HELENA, MONTANA 59601

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July 1, 1980

A. C. Knight, M.D., F.C.C.P.  
Director

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Montana Historical Society, 225 N. Roberts, Helena, MT 59601  
Dr. J. L. Yuhas, Bitterroot Road, Missoula, MT 59801  
Sorenson & Company, P. O. Box 3418, Missoula, MT 59801  
Florence Volunteer Fire Dept., Florence, MT 59833  
Ralph Williams, Florence, MT 59833  
Greg Fritz, Florence, MT 59833  
Dr. William Willavize, Florence - Carlton School, Florence, MT 59833  
Ravalli Republic, 232 Main, Hamilton, MT 59840

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RE: Carlton Canyon Homes Subdivision  
Ravalli County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Carlton Canyon Homes Subdivision in Ravalli County, and is submitted for your consideration. Questions and comments will be accepted until July 16, 1980. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W. Casne, P.E., Chief  
Subdivision Bureau  
Environmental Sciences Division

EWC/APK/jjg

EEO/AFFIRMATIVE ACTION AGENCY

Enc.



DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES  
Cogswell Building, Helena, Montana 59601  
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division / Subdivision Bureau

Project or Application Carlton Canyon Homes Subdivision

Description of Project The proposed subdivision lies just south of the Missoula County line in Ravalli County and west of old Highway 93 in Sections 2 and 3, T10N, R20W, M.P.M. (see attached map). The development would divide 269.81 acres into 54 lots ranging in size from 2.3 acres to 8.8 acres. Phase I would consist of 15 lots on 79.09 acres. The lots are designed for single family residences and would be served by individual water and sewer.

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POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			xx			*
2. Water quality, quantity and distribution			xx			*
3. Geology & soil quality, stability and moisture			xx			*
4. Vegetation cover, quantity and quality			xx			*
5. Aesthetics		xx				*
6. Air quality			xx			*
7. Unique, endangered, fragile, or limited environmental resources				xx		
8. Demands on environmental resources of land, water, air & energy			xx			*
9. Historical and archaeological sites					xx	*



# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			xx			*
2. Cultural uniqueness and diversity			xx			*
3. Local and state tax base & tax revenue		←→				*
4. Agricultural or industrial production			xx			*
5. Human health			xx			*
6. Quantity and distribution of community and personal income			xx			*
7. Access to and quality of recreational and wilderness activities				xx		
8. Quantity and distribution of employment			xx			*
9. Distribution and density of population and housing		xx				*
10. Demands for government services		←→				*
11. Industrial & commercial activity			xx			*
12. Demands for energy		xx				*
13. Locally adopted environmental plans & goals				xx		*
14. Transportation networks & traffic flows		xx				*

Other groups or agencies contacted or which may have overlapping jurisdiction Ravalli County Planning Board and

Ravalli County Commissioners.

Individuals or groups contributing to this PER. Sorenson & Company Environmental Assessment, Sorenson & Co. Hydrogeologic Report, Department of Highways, Superintendent of Schools, Soil Conservation Service, Ravalli County Sheriff.

Recommendation concerning preparation of EIS Recommend not to prepare an EIS

PER Prepared by: Alfred P. Keppner

Date: June 25, 1980

DHES/ESD-2





## POTENTIAL IMPACTS ON THE PHYSICAL ENVIRONMENT

### 1. Terrestrial and Aquatic Life and Habitats

The property is currently used as pasture and irrigated hay meadow. Although the area is not critical habitat for wildlife, white tail deer have been known to frequent the intermittent drainages. Common birds and small mammals inhabit the area. Preservation of the natural vegetation along the drainages will preserve nesting habitat and provide refuge for existing species. Ornamental trees and shrubs may provide additional habitat for birds. The covenants require dogs to be restrained by their owners and do not permit dogs to roam, thus reducing harassment to wildlife. There are no aquatic habitats on the property.

### 2. Water Quality, Quantity and Distribution

A hydrogeologic report prepared by Sorenson and Company indicates surface deposits to be at least 35 feet above as much as two to three thousand feet of clay and interlocated lenses of gravel. These lenses of gravel which can be shown to radiate valleyward from the mouths of existing drainages (Carlton Creek in this area) comprise the principal local aquifers. The principal aquifer on this property lies at a depth of approximately 200 feet. Well yields are consistent but subject to considerable drawdown with large volume pumping. Wells are adequate for domestic use, lawn and garden watering but should not be used for crop irrigation.

Only one spring appears on the site. The surface deposits are at least 35 feet thick. Interlocated lenses within the surface deposits act as aquicludes by diversion of vertically infiltrated water laterally appearing as surface springs. Domestic wells below the surficial layer will have no effect on springs.

The third order water rights will remain with the subdivision. Flood irrigation is prohibited as a condition of plat approval by the county commissioners. It will also be prohibited as a condition of DHES approval. The proposed sprinkler irrigation system will be implemented and constructed by a homeowners association. The proposed design will contain a pressurized pumping system from a holding tank transmitted to each lot through a transmission line. The amount of water available to this subdivision is subject to current water usage rights which under normal circumstances are eliminated sometime in July.

The effects of septic tank drainfields on groundwater quality are not expected to be significant. The principal aquifer lies at approximately 200 feet. On-site investigations indicate the soils are suitable for on-site sewage disposal. There are some steep slopes and a wet area in the eastern edge of the subdivision along old Highway 93. However, the lots involved have a sufficiently large area suitable for sewage disposal and should have no effect on water quality.

No storm water runoff will enter state waters.

### 3. Geology and Soil Quality, Stability and Moisture

See comments under item No. 2 in Potential Impacts on the Physical Environment - Water Quality, Quantity and Distribution.



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#### 4. Vegetation Cover, Quantity and Quality

See comments under item No. 1 in Potential Impacts on the Physical Environment - Terrestrial and Aquatic Life and Habitats.

#### 5. Aesthetics

The major aesthetic impact would be to convert a rural-agricultural landscape into a suburban landscape. Some of the houses would be visible from the highway. The surrounding land is mostly undeveloped, primarily farm and ranch land. During the past, farmers of the area have repeatedly removed rocks from the fields in order to maintain productivity of their crops. As a result there are numerous rock walls on the site produced by piling the field stones in convenient locations. The lot lines follow these cultural formations and natural features such as drainages and shrubbery corridors forming natural barriers and separations.

#### 6. Air Quality

The roads in the subdivision will be built to Ravalli County gravel road standards. This will cause some degradation of air quality due to dust caused by vehicular traffic. Constructing roads with material that has a low silt content will help mitigate this problem.

#### 8. Demands on Environmental Resources of Land, Water, Air and Energy

Rural subdivisions require more energy and materials than urban expansion due to lower density and required extension of roads and utilities. Rural residents consume more energy than urban residents in transportation to places of employment, schools and commerce. However, there are no demands on resources that are unique to this subdivision.

See comments under item No. 2 in Potential Impacts on the Physical Environment - Water Quality, Quantity and Distribution.

#### 9. Historical and Archaeological Sites

The Dishman Place is located within the external boundaries of the subdivision but is under separate ownership and not part of the subdivision. It apparently was a popular social establishment during prohibition times. There are no other known historical or archaeological sites on the property. However, an on-site historical and archaeological survey has not been made to date.

See comments under item No. 2 in Potential Impacts on the Physical Environment - Aesthetics.



## POTENTIAL IMPACTS ON THE HUMAN ENVIRONMENT

### 1. Social Structures and Mores

While it is difficult to determine the final impact development will have on social structures and mores since it is not known who would purchase lots, it does not seem reasonable to believe that these lots would be purchased by people whose social or moral values are atypical of the general community.

### 2. Cultural Uniqueness and Diversity

See comments under item No. 1 in Potential Impacts on the Human Environment - Social Structures and Mores.

### 3. Local and State Tax Base and Tax Revenue

The Public Interest Assessment prepared by Sorenson and Company indicated the following projected tax status for Carlton Canyon Homes Subdivision:

Before Development -

Total Taxes Paid (Last Assessment)	\$ 459.55
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After Development -

Five acres Residential	4,750.00
\$40,000 home @ 40% market value	<u>16,000.00</u>
Total Land & Structure	\$20,750.00

$\$20,750.00 + .0855 = 1,774.00$  Taxable Value

$\$1,774.00 + 256.91 \text{ mills} = \$456.00$  Tax Revenue/Home

$\$456.00 + 54 = \$24,624.00$

Total taxes paid after development	\$24,624.00
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The development will be phased. Therefore, the potential for generating untimely or burdensome demands on local services is reduced.

### 4. Agricultural or Industrial Production

The property consists of approximately 270 acres. It is currently used as pasture and irrigated hay meadow. Forty-two percent of the property is listed as Class VII or VIII by the Soil Conservation Service. These soils are not suited to cultivation and have a moderate to severe risk for pasture. Seven percent of the soils has a classification of IV or V. They are not suitable for cultivation but can be used for hay and pasture. Fifty-one percent of the soils are Class III and are capable of cultivation.

### 5. Human Health

Although flood irrigation practices will cease, several irrigation ditches will still be present in the vicinity of the subdivision. These ditches may present a hazard to small children.



6. Quantity and Distribution of Community and Personal Income

This is a difficult impact to access as it is not known from where future residents might come or where they would be employed. Some may already live in the area and have little if any impact with respect to distribution of income. Residents who come from outside the area would cause an increase in community income. Since it can be assumed that the majority of residents will work and shop in the Missoula area, this subdivision should have only a minor impact on distribution of income, commercial activity or employment.

8. Quantity and Distribution of Employment

See comments under item No. 6 in Potential Impacts on the Human Environment - Quantity and Distribution of Community and Personal Income.

9. Distribution and Density of Population and Housing

If Carlton Canyon Homes Subdivision were fully developed there would be 54 residences in an area that is now pasture and hay meadow. The surrounding area is generally in pasture or hay meadow. Approval of the subdivision would result in an increase of population and housing density in the localized area of the proposed subdivision.

10. Demands for Government Services

Grade and high school students would attend the Florence - Carlton Consolidated School in Florence. In a letter to the developers consultant, Sorenson and Company, William Willavize, superintendent of the school, stated:

Your proposed 15-lot major subdivision located just north of the West County Line Road is part of a phase-development program which you approached the Board with more than a year ago. We remain consistent in our support for your efforts in phase-development, being aware and sensitive to the enrollment growth trends here in the Florence-Carlton area.

Application has been made for a school bus route to serve the subdivision. The proposed subdivision is less than 3 miles from the Carlton School. The school is not obliged to provide school bus service to students who live less than 3 miles from school although they may elect to do so. At the time of this writing it is not known whether school bus service will be available.

Mid-Valley Disposal Service is available to service this subdivision for removal of solid waste. The ultimate disposal site is the Victor Landfill which is licensed and approved by the Solid Waste Management Bureau of the DHES.

Police protection would be provided by the Ravalli County Sheriff's Department. Comments were solicited from the Sheriff's Department by Sorenson and Company and the following reply was received:

You have requested I respond to you on what effect I feel the above proposed development would have on my department.





I believe, without question, it is generally agreed that added population, or population growth, places heavier burdens on the public services system. To protest this type of growth would be to protest progress. The Florence area, at this time, has 2 officers addigned to handle law enforcement problems, and a third officer that patrols throughout the county and works occasionally in Florence. Additional officers could be utilized but the present staff is adequate for handling the major problems that are brought to the attention of my department. If additional manpower were granted, it could be used in the area of additional patrols and additional investigative time.

Fire protection will be provided by the Florence Volunteer Fire Department. As a condition of approval the county commissioners have required a 2,000 gallon storage tank to be erected in the subdivision to aid in fire protection.

Ambulance service is provided out of Missoula by Arrow Ambulance. The company has fine ambulances and estimates service time at 18 to 22 minutes. Ambulance service is also available from Stevensville.

#### 11. Industrial and Commercial Activity

See comments in item No. 6 in Potential Impacts on the Human Environment - Quantity and Distribution of Community and Personal Income.

#### 12. Demands for Energy

Phase I will receive electric service from the Missoula Electric Cooperative. The remainder of the subdivision will receive electric power from Montana Power Company. Gas service will not be provided to the subdivision.

Mountain Bell has buried cable adjacent to the proposed subdivision and will provide telephone service.

It can be assumed that most residences would travel to Missoula for employment, shopping and other basic needs. It is approximately eighteen miles to Missoula. In traveling the 36 mile round trip gasoline consumption would be greater for residents of Carlton Canyon Homes Subdivision than for residents of the City of Missoula.

#### 13. Locally Adopted Environmental Plans and Goals

The Ravalli County Comprehensive Plan was adopted in 1976. This subdivision conforms to the Comprehensive Plan.

#### 14. Transportation Networks and Traffic Flows

Wayne Speelman, Montana Department of Highways, had the following comments to offer concerning Carlton Canyon Homes Subdivision in a letter to the Ravalli County Planning Board:

This proposed subdivision is located adjacent to old U.S. 93, which was taken off the federal aid system and is now a county road classified as a local road in the Ravalli County 1985 Functional Classification. No current information is available on the traffic volume or condition of this facility.



U.S. 93 (FAP 7) can be reached at Florence, about a mile and one-half to the south, or about a mile to the north. The overall sufficiency of FAP 7, between Florence and Lolo to the north, is fair, but is rated very poor for capacity due to high speed and traffic volumes. At Lolo, the route is also rated very poor for safety. To the south the overall sufficiency rating on FAP 7 is good.

Most of the traffic from this subdivision would be oriented toward Missoula and would use U.S. 93.

Phase 1 of the subdivision, consisting of 15 lots, would generate between 75 and 100 trips per average day, assuming 5 to 7 trips per household per day. At full development, the 54 lots would generate 270 to 300 trips per average day. This traffic could contribute to the capacity and safety problems on U.S. 93.

Lots 1 and 2 would require access directly to old U.S. 93. Possibly one approach on the common boundary of these lots, which would serve both developments, could be considered to minimize the approaches. Access for lots 3 and 7 should be limited to internal roads.







